



Redevelopment of the 701 South Jackson Street property

In Partnership with the Mar Family

Location

701 S Jackson St, Seattle, WA 98104

Located on the southwest corner of South Jackson St and 7th Ave South. Diamond Bay Restaurant (formerly House of Hong) is located directly to the east, and the Republic Hotel is to the south.

Existing Uses

The gas station at the northwest corner of the site is no longer in use. The auto repair garage occupying the south and east edges of the site is mostly vacant as well, with the exception of a tenant space in the southwest corner that is currently occupied by the New Century Tea Gallery. A large portion of the lot is paved and is currently being used for surface parking.

Changes to the Site

The existing buildings on site will be demolished. The proposed building will require excavation of the entire lot, and the existing contamination associated with past on-site vehicular uses will be removed in coordination with the Washington State Department of Ecology. Existing sidewalk will be replaced, and numerous curb cuts associated with on-site vehicular uses will be removed. A new, smaller curb cut will be added along 7th Avenue for waste removal access. Existing street trees and street lamps will be preserved.

New Construction

The proposed project is a 9-story (approximately 100,000 SF) mixed use building with small-scale efficiency residential units (congregate dwellings and SEDUs) throughout and 3,000 SF of commercial tenant spaces at street level. The building will be constructed as 5 stories of wood construction on top of 4 stories of concrete construction with one basement story below. In support of mass transit and sustainability goals, no parking is provided.

Family Legacy Project

O. Z. Navigator, a joint venture between Housing Diversity Corp. and Nitze-Stagen, is working in partnership with the Mar Family to redevelop their property at 7th and Jackson. The Mar Family has been a property owner and active contributor in the Chinatown-International District for over a hundred years.

The new project will include placemaking design qualities that will connect South Jackson Street with the neighborhood business core.

The following guiding principles were written as part of the partnership.

Community Outreach/Engagement

We are planning to meet with individuals and groups in the CID and Little Saigon to discuss this redevelopment project and welcome your questions, ideas, and input before and throughout the design review process with the International District Special Review Board (ISRD).

Contact

If you have any questions or interest in having us talk to your group about this, please contact

For project inquiries
Lisa Nitze
OZ Navigator
(202) 380-5567
lisa.nitze@nsco.com

For community outreach inquiries
David J. Della
Eco-Ready, LLC
(206) 816-5605
davidd@ecoreadylc.co

Guiding Principles

- Engage with community stakeholders, businesses, and civic organizations to learn what is important through design, art, and public spaces to celebrate the District's place as the center of Asian culture in Seattle past, present, and future.
- Contribute to a just and inclusive community that serves all incomes and all ages with a mix of rental rates that promote economic diversity and are attainable for current CID residents.
- Provide financially attainable new housing that is affordable for existing members of the community.
- Design housing that appeals to seniors, professionals, and students who want to live at the center of Asian community and culture in Seattle.
- Develop a project that serves as a public gateway to easily connect pedestrians along South Jackson Street to the neighborhood.
- Work with the CIDBIA and SCIDpda to identify community-desired ground-floor retail tenants.
- Play a role in maintaining a neighborhood where residents and visitors feel at home speaking many different languages.
- Provide safe, accessible, and welcoming public spaces that invite visitors to linger and are designed for families, especially grandparents and grandchildren.
- Provide long-term support for CID initiatives and activities by participating on community boards and being involved with neighborhood groups.